

EXISTING SITE DATA:

PRESENT USE: PARKING LOT
EXISTING ZONING: CX
GROSS SITE AREA: PARCEL 39220-000 IS 3.14 ACRES (136,664 SF) ACCORDING TO BOUNDARY LINE ADJUSTMENT BY MACKAY SPOSITO.
PARCEL 39220-001 IS 1.63 ACRES (70,914 SF) ACCORDING TO BOUNDARY LINE ADJUSTMENT BY MACKAY SPOSITO.
PARCEL 96035-621 IS 0.89 ACRES (38,743 SF) ACCORDING TO BOUNDARY LINE ADJUSTMENT BY MACKAY SPOSITO.

TOTAL AREA OF THE SUBJECT PARCELS IS 5.66 ACRES (246,321 SF) ACCORDING TO BOUNDARY LINE ADJUSTMENT
MACKAY SPOSITO. AREA WITHIN THE PROJECT BOUNDARY IS 2.69.

TRANSIT ROUTES & STOPS: ALONG THE SITE'S FRONTAGE WITH E. EVERGREEN BLVD., C-TRAN ROUTES #25 & 32

NORTH: (ACROSS E. 12TH STREET) MULTI-FAMILY USES AND HOTEL ON CX ZONED PROPERTY.
SOUTH: (ACROSS E. EVERGREEN BLVD.) FORT VANCOUVER REGIONAL LIBRARY ON CX ZONED PROPERTY
EAST: INTERSTATE 5.
WEST: AEGIS MIXED-USE DEVELOPMENT PHASE 1 ON CX ZONED PROPERTY.

<u>PROPOSED SITE DATA:</u>	
PROPOSED USE:	200-UNIT, 6 STORY, 191,279 SF MULTI-FAMILY APARTMENT BUILDING WITH 1,769 SF OF COMMERCIAL SPACE 201-STALL, 3-STORY, 68,056 SF PARKING GARAGE

WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	NONE PROPOSED
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	REFER TO CIVIL ENGINEERING PLANS
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	NONE PROPOSED
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	REFER TO CIVIL ENGINEERING PLANS
PROPOSED VEHICLE PARKING:	AS SHOWN AND WITHIN PARKING GARAGE
PROPOSED BICYCLE PARKING:	WITHIN MULTI-FAMILY APARTMENT BUILDING
PROPOSED LOADING ZONES:	NONE PROPOSED
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK/RECREATIONAL FEATURES:	OPEN LANDSCAPE AREA AS SHOWN
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE:	NONE KNOWN
PROPOSED SIGNS:	NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING:	AS SHOWN ON LIGHTING PLAN
PROPOSED LOTS, TRACTS, ETC:	NONE PROPOSED
EXISTING BUILDINGS TO REMAIN:	AS SHOWN
PROPOSED LANDSCAPE (LANDSCAPE PLAN):	AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS:	AS SHOWN
ABOVE-GROUND UTILITIES:	REFER TO EXISTING CONDITIONS PLAN
PROPOSED FENCES:	NONE PROPOSED

ALL PROPOSED ADA ACCESSIBLE PARKING AND AISLES SHALL HAVE A MAXIMUM SLOPE OF 1:48. ALL ACCESSIBLE ROUTES OF TRAVEL MEET ACCESSIBILITY STANDARDS.

ADA COMPLIANT RAMPS WITH DETECTIBLE WARNINGS SHALL BE PROVIDED AT ALL PEDESTRIAN CROSSINGS.

ADA SIGNAGE, EITHER POLE OR BUILDING MOUNTED, SHALL BE PLACED AT THE HEAD OF EACH ADA PARKING STALL.

IF ANY CULTURAL OR HISTORICAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) IN OLYMPIA AND CITY OF VANCOUVER DEVELOPMENT REVIEW SERVICES MUST BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY SUBJECT TO IMPRISONMENT AND/OR FINES.

FIRE LANE MARKINGS ARE REQUIRED AS INDICATED ON THE APPROVED CIVIL ENGINEERING PLANS. IN ORDER TO ENHANCE TRAFFIC AND SAFETY ELEMENTS, THE DEVELOPMENT IS REQUIRED TO MAINTAIN ADEQUATE SIGHT DISTANCE AT THE SITE ACCESS POINTS AND INTERSECTIONS. DRIVEWAY, PUBLIC, AND PRIVATE STREET INTERSECTIONS AND EXITS SHALL MEET THE SIGHT DISTANCE REQUIREMENTS PER VMC 11.90.060, CITY STANDARD PLAN T04-04 AND BE DEMONSTRATED ON THE SITE PLAN.

TREES AND SHRUBS IN SIGHT DISTANCE TRIANGLES: ALL SHRUBS WITHIN SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED SO THAT THE FOLIAGE HEIGHT ABOVE PAVEMENT DOES NOT EXCEED 2.5 FEET. STREET TREES WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A HEIGHT OF 10 FEET CONSISTENT WITH ANSI A300 STANDARDS TO PROVIDE FOR SIGHT DISTANCE VISIBILITY.

<u>SITE PLAN CALCULATIONS:</u>	
TOTAL PROJECT SITE AREA	117,028 SF
BUILDING AREA (1ST FLOOR ONLY)	51,887 SF (44.3%)
LANDSCAPE AREA	30,928 SF (26.4% OF GROSS SITE AREA, 47.5% OF NET SITE AREA)
PAVED AREA (INCL. PLAZA)	34,213 SF (29.2%)
TOTAL BUILDING AREA	259,335 SF

PARKING CALCULATIONS WITHIN PROJECT BOUNDARY:

PARKING REQUIRED

200 MULTI-FAMILY UNITS	
1 STALL PER UNIT = 200 STALLS	
1,769 SF COMMERCIAL USE	
1 STALL PER 1,000 SF = 2 STALLS	
TOTAL REQUIRED = 202 STALLS - 25% REDUCTION = 152 STALLS	

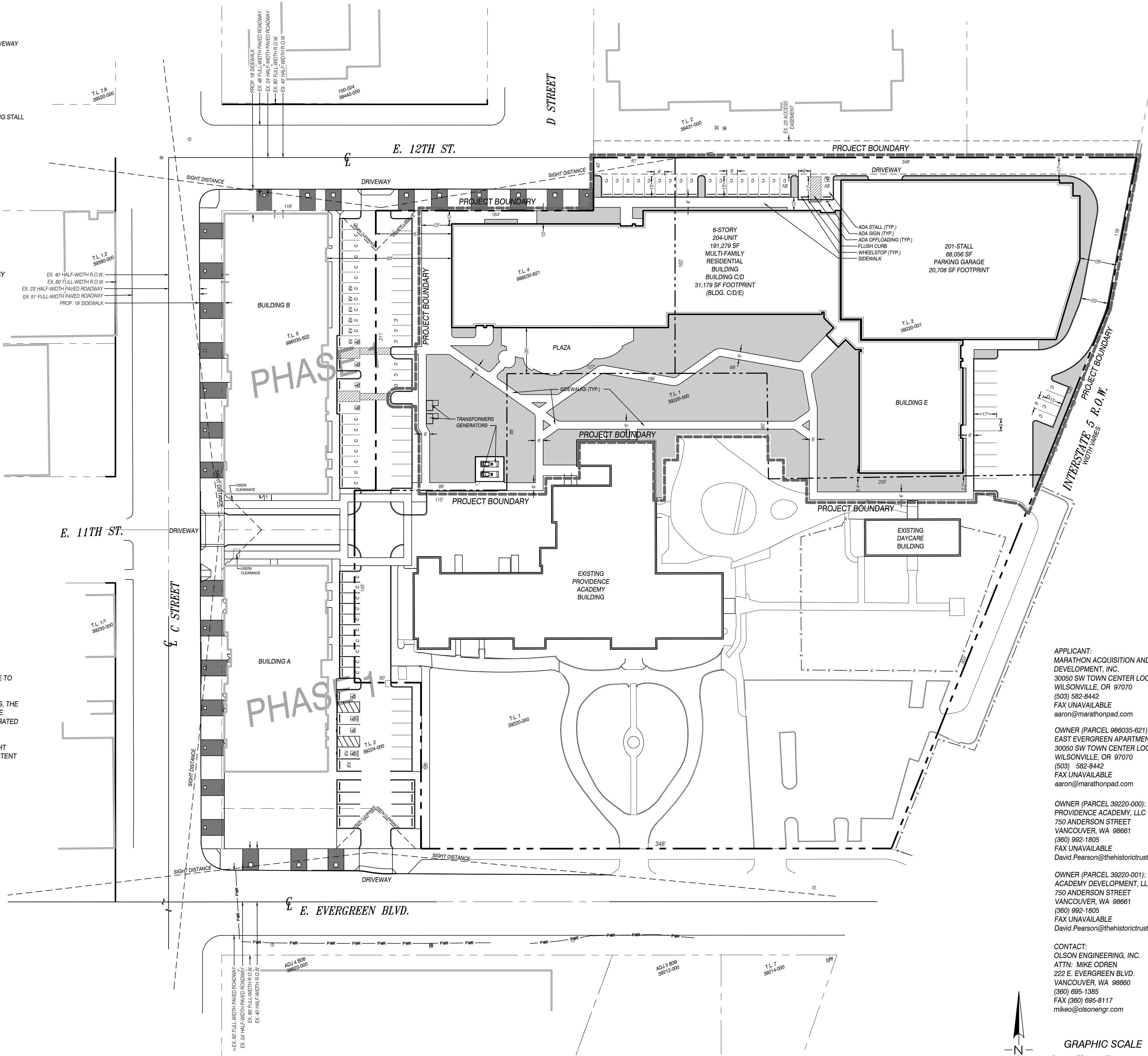
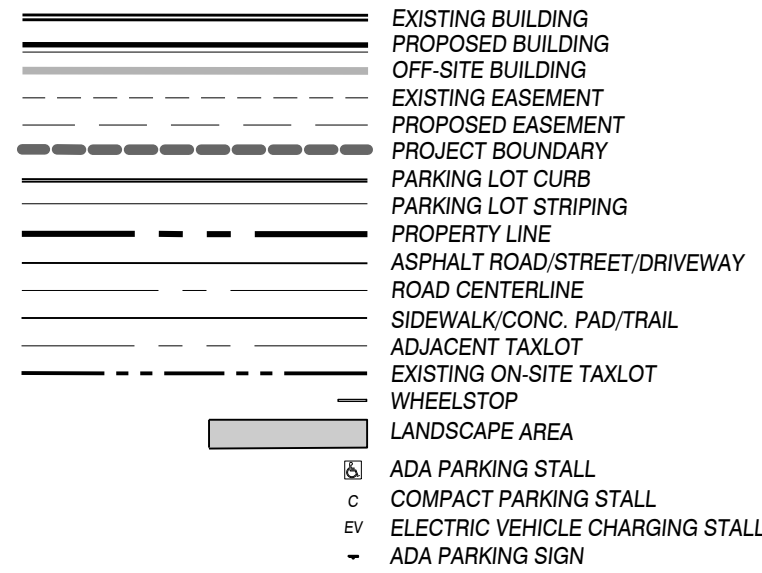
PARKING PROVIDED 235 ON-SITE STALLS (34 SURFACE STALLS AND 201 PARKING GARAGE STALLS), WHICH INCLUDES THE FOLLOWING:
120 STANDARD STALLS, WHICH INCLUDES 7 ADA STALLS (1 SURFACE ADA STALL AND 6 PARKING GARAGE ADA STALLS)
115 COMPACT STALLS (21 SURFACE AND 94 GARAGE COMPACT STALLS)

ADA COMPLIANCE 235 TOTAL STALLS = 7 ADA STALLS REQUIRED (2 VAN ACCESSIBLE & 6 ADDITIONAL, ADA STALLS PROVIDED - 7, WITH THE SURFACE ADA STALL VAN ACCESSIBLE

PARKING NOTES:
ALL PARKING STALLS HAVE A 2-FOOT CONCRETE/LANDSCAPE OVERHANG, UNLESS SHOWN OTHERWISE WITH
WHEELSTOPS. LANDSCAPE AND SIDEWALK WIDTHS HAVE BEEN INCREASED BY AT LEAST 2 FEET TO COMPENSATE
WHERE WHEELSTOPS HAVE NOT BEEN PROVIDED.

SOLID WASTE AND RECYCLING:
SOLID WASTE AND RECYCLING SHALL BE PROVIDED VIA A DEDICATED 961 SF ROOM IN THE WESTERN WING AND A 698 SF ROOM IN THE EASTERN WING. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS.

SITE PLAN BASE LAYOUT, INCLUDING PARKING AND BUILDING LAYOUT, AS WELL AS BUILDING AREA CALCULATIONS PROVIDED BY STUDIO 3 ARCHITECTURE, INC.



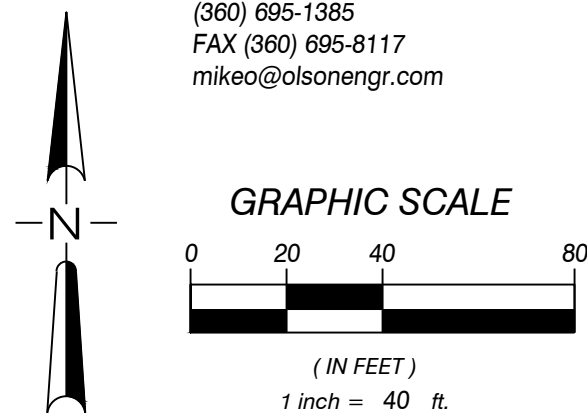
APPLICANT:
MARATHON ACQUISITION AND
DEVELOPMENT, INC.
30050 SW TOWN CENTER LOOP, SUITE 200
WILSONVILLE, OR 97070
(503) 582-8442
FAX UNAVAILABLE
aaron@marathonpad.com

OWNER (PARCEL 986035-621):
EAST EVERGREEN APARTMENTS, LLC
30050 SW TOWN CENTER LOOP, SUITE 200
WILSONVILLE, OR 97070
(503) 582-8442
FAX UNAVAILABLE
aaron@marathonpad.com

OWNER (PARCEL 39220-000):
PROVIDENCE ACADEMY, LLC
750 ANDERSON STREET
VANCOUVER, WA 98661
(360) 992-1805
FAX UNAVAILABLE
David.Pearson@thehistorictrust.org

OWNER (PARCEL 39220-001):
ACADEMY DEVELOPMENT, LLC
750 ANDERSON STREET
VANCOUVER, WA 98661
(360) 992-1805
FAX UNAVAILABLE
David.Pearson@thehistorictrust.org

CONTACT:
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PRELIMINARY SITE PLAN FOR:

AEGIS MIXED-USE DEVELOPMENT PHASE 2

OLSON LAND SURVEYORS
OLSON ENGINEERS
ENGINEERING INC. 360-995-1365
503-299-9936
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

[illegible]

DESIGNED: STUDIO 3 ARCHITECTURE

DRAWN: S3/MRO

CHECKED: KFS

DATE: APRIL 2020

SCALE: H: 1" = 40'

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AEGIS MIXED-USE DEVELOPMENT
PHASE 2

JOB NO. 9708.01.03

SHEET

SP1.0